

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF THE CHARLESTOWN ECONOMIC
DEVELOPMENT CORPORATION
CHARLESTOWN URBAN RENEWAL AREA,
MASS. PROJECT NO. R-55; CHARLESTOWN URBAN RENEWAL
AREA, PARCEL C-2A-1

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, THE CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION, has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel C-2A-1 in the Charlestown Urban Renewal Area.

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION, be and hereby is finally designated as Redeveloper of Parcel C-2A-1 in the Charlestown Urban Renewal Area.
2. That it is hereby determined that THE CHARLESTOWN ECONOMIC CORPORATION, possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Deed conveying Parcel C-2A-1 to said CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION, and to execute additional documents as may be necessary to effectuate such conveyance, including, but not limited to, a Land Disposition Agreement said documents to be in the Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers's Statement for Public Disclosure" (Federal Form H-6004).

013/Resol/C2A1

MEMORANDUM

SEPTEMBER 10, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
JAMES F. ENGLISH, DEPUTY DIRECTOR
LAWRENCE E. BROPHY, SENIOR PLANNER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA: PARCEL C-2A-1
FINAL DESIGNATION OF REDEVELOPER AND AUTHORIZATION
TO EXECUTE A LAND DISPOSITION AGREEMENT

SUMMARY: Memorandum requesting Final Designation of the Charlestown Economic Development Corporation and permission to execute a Land Disposition Agreement relative to the development of 32 units of housing, 13 of which will be affordable, on Parcel C-2A-1, in Sullivan Square in Charlestown.

As you are aware, the Authority voted on February 19, 1987, to tentatively designate the Charlestown Economic Development Corporation, (CEDC), as the redeveloper of Parcel C-2A-1, containing approximately 56,940 square feet of land, in Charlestown. This parcel is bounded by Rutherford Avenue, Baldwin Street, and Main Street in Sullivan Square, Charlestown. The Charlestown Economic Development Corporation will construct 32 dwelling units, 16 of which will be affordable and allocated to first-time homebuyers, who earn 80% or less of the median income, as defined by the SMSA guidelines for Boston.

Since the granting of Tentative Designation, substantial activity has taken place with regard to this development. The development has proceeded through the Authority's design review process, and has reached a sufficient level of detail such that the granting of a building permit is imminent. The Zoning Board of Appeals granted approval for the project variances on August 25, 1987. The developer has had a Chapter 21E inspection completed, which was deemed acceptable. The developer has received a commitment for construction financing from the First Mutual Bank, and will receive MHFA and HOP End-Loan Financing, as approved August 11, 1987.

The developer has met with local residents to outline the process for buyer selection, which has been forwarded to the Authority for final review prior to advertisement, marketing, and lottery. The developer is working with Authority staff, to ensure compliance with the Boston Fair Housing Commission, and will have their final marketing plan approved by that body prior to advertisement. It is the developer's intention to market the units through

an affirmative marketing outreach program. This process will best ensure a lottery base from a maximum cross-section of Boston's population. This lottery process will guarantee that 70% of the units will be sold to Charlestown residents, with the remaining 30% being sold to residents from the rest of Boston. All buyers must be first-time home owners. The contractor will file a Boston Jobs Compliance Plan prior to construction.

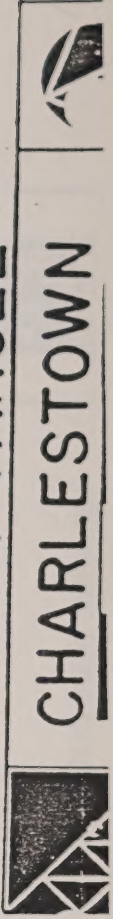
This well designed, Federalist style development will include 26 fee-simple attached townhouses, consisting of 20 single family units and six duplex units, creating the project total of 32 dwelling units. Thirteen of these units will meet the City of Boston Affordability Guidelines. The design, reviewed and approved by the Authority and the adjacent neighbors, consists of two and one-half and three and one-half story wood frame buildings. All the dwellings will have at least one self-contained parking space per unit. The City of Boston Public Works and Transportation Departments have reviewed and approved infrastructure, traffic circulation, and parking plans for the project.

As this development will provide a much needed source of affordable housing, at a prominent location in Charlestown, is community-based and non-profit, has firm financial backing, and is ready to commence construction, it is recommended that the Charlestown Economic Development Corporation (CEDC) be granted Final Designation as the redeveloper of Parcel C-2A-1.

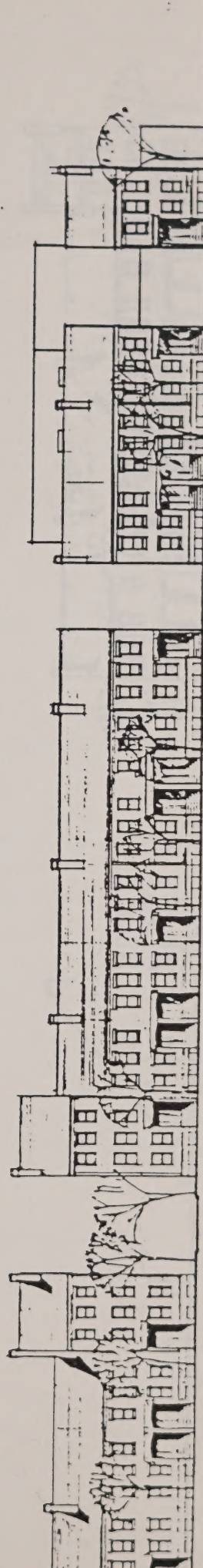
An appropriate resolution is attached:



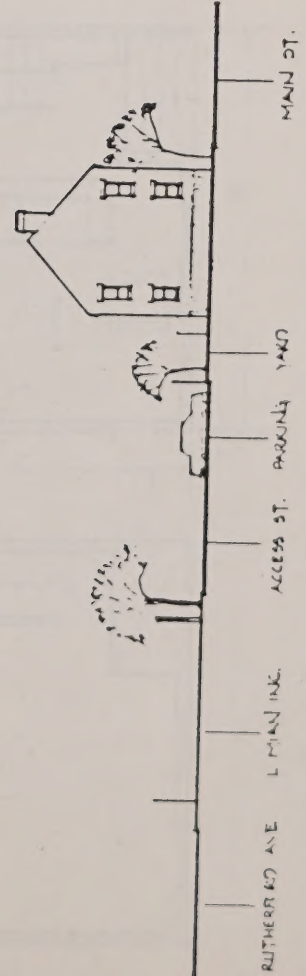
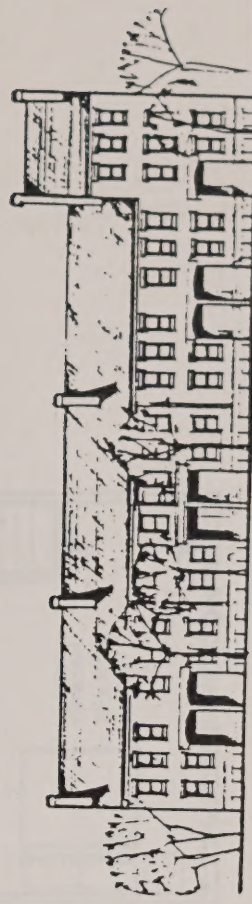
RENEWAL DISPOSITION PARCEL



CHARLESTOWN



MAIN STREET ELEVATION - B



SITE SECTION AND BALDWIN STREET ELEVATION



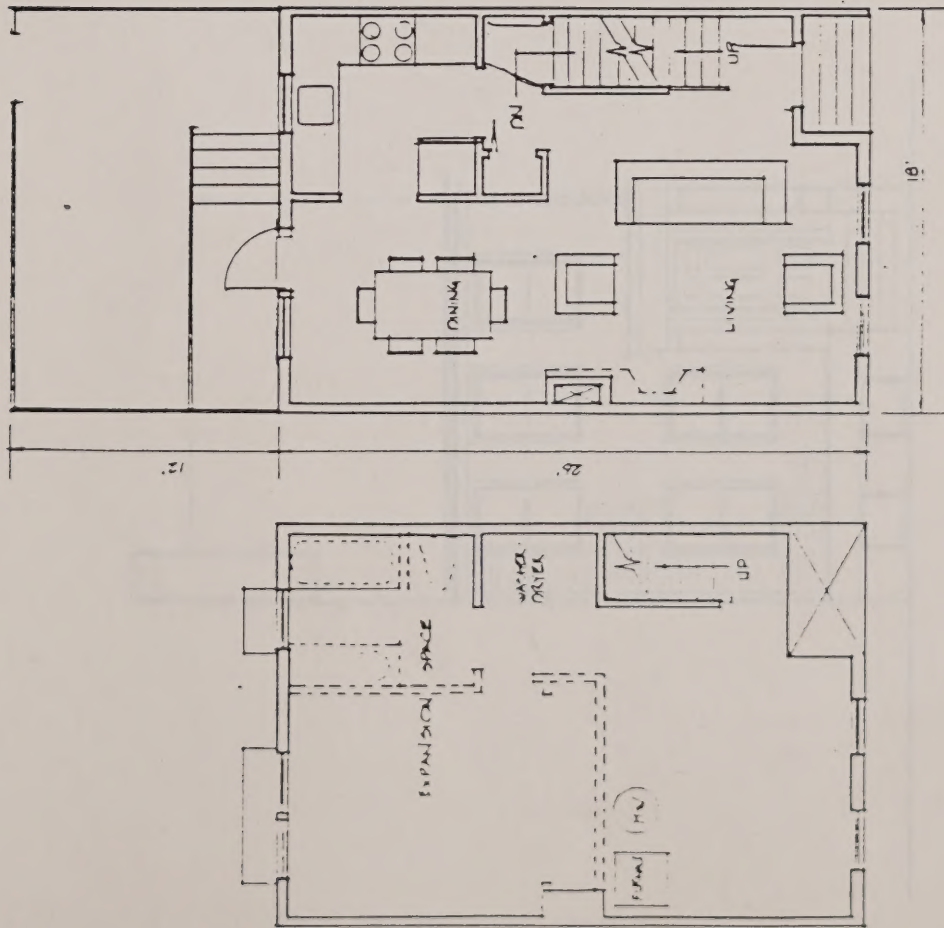
PROPOSAL FOR
PARCEL C-2A1

CHARLESTOWN MASSACHUSETTS 02128

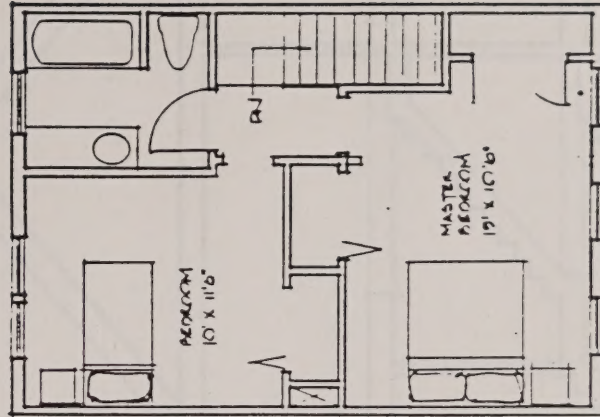
CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

DWG NO.

5



FIRST FLOOR



SECOND FLOOR

2 BEDROOM SINGLE FAMILY - PLANS

DATE: 10/1/10



CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

PROPOSAL FOR
PARCEL C-2A1

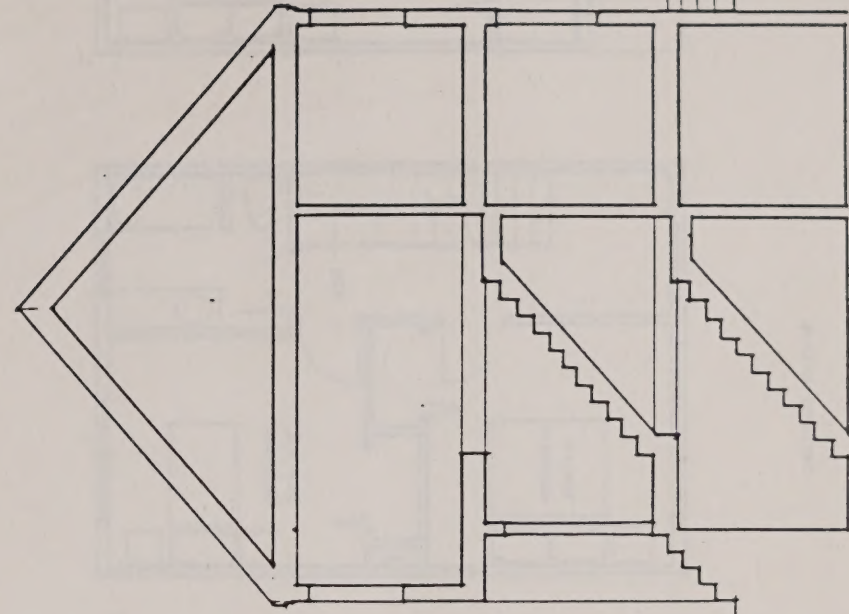
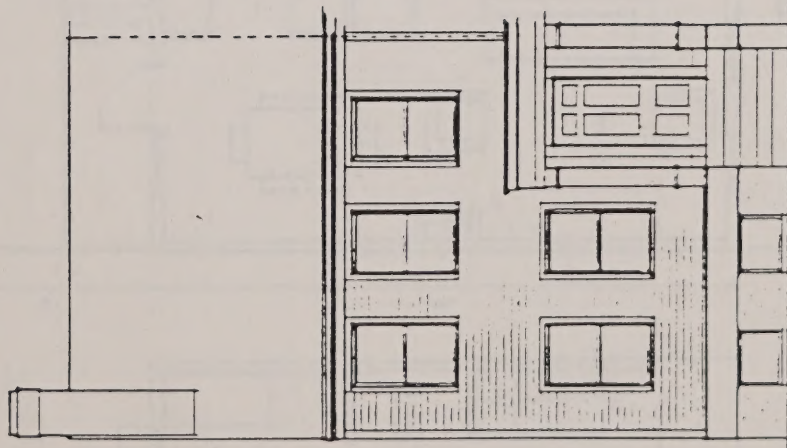
CHARLESTOWN, MASSACHUSETTS 02128

PROJECT: 10/1/10

SCALE: 1/4" = 1'-0"

REVISION

6



2 BEDROOM SINGLE FAMILY -- ELEVATION AND SECTION

PROPOSAL FOR
PARCEL C-2A1



CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

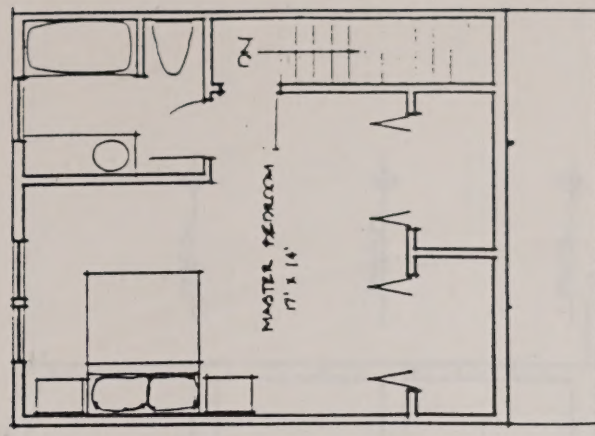
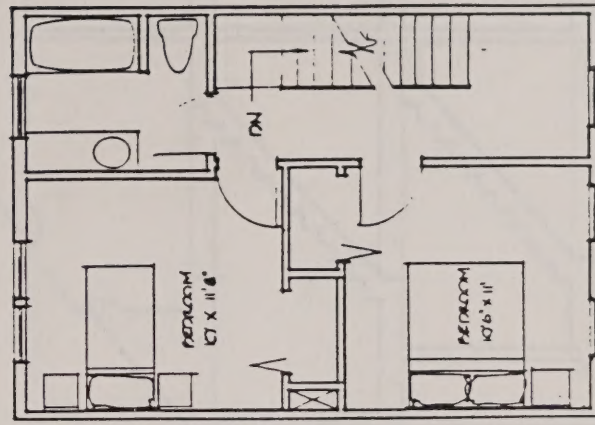
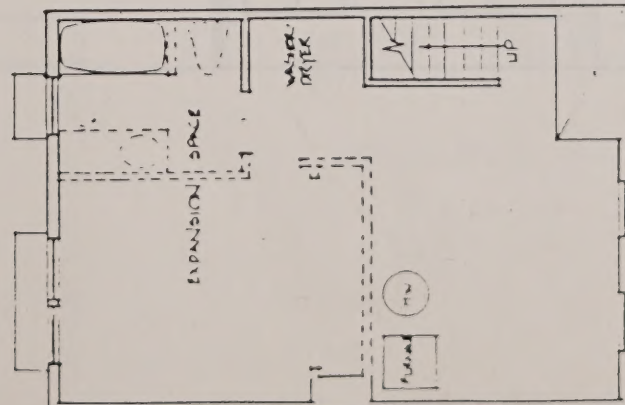
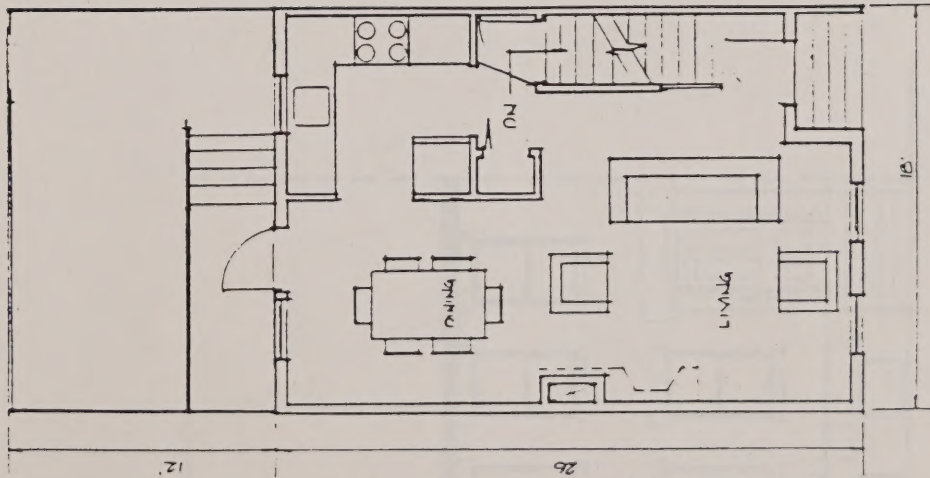
DATE: 10/1/18

PROJECT:

DATE: 10/1/18

SCALE: 1/4" = 1'-0"

BY: [Signature]

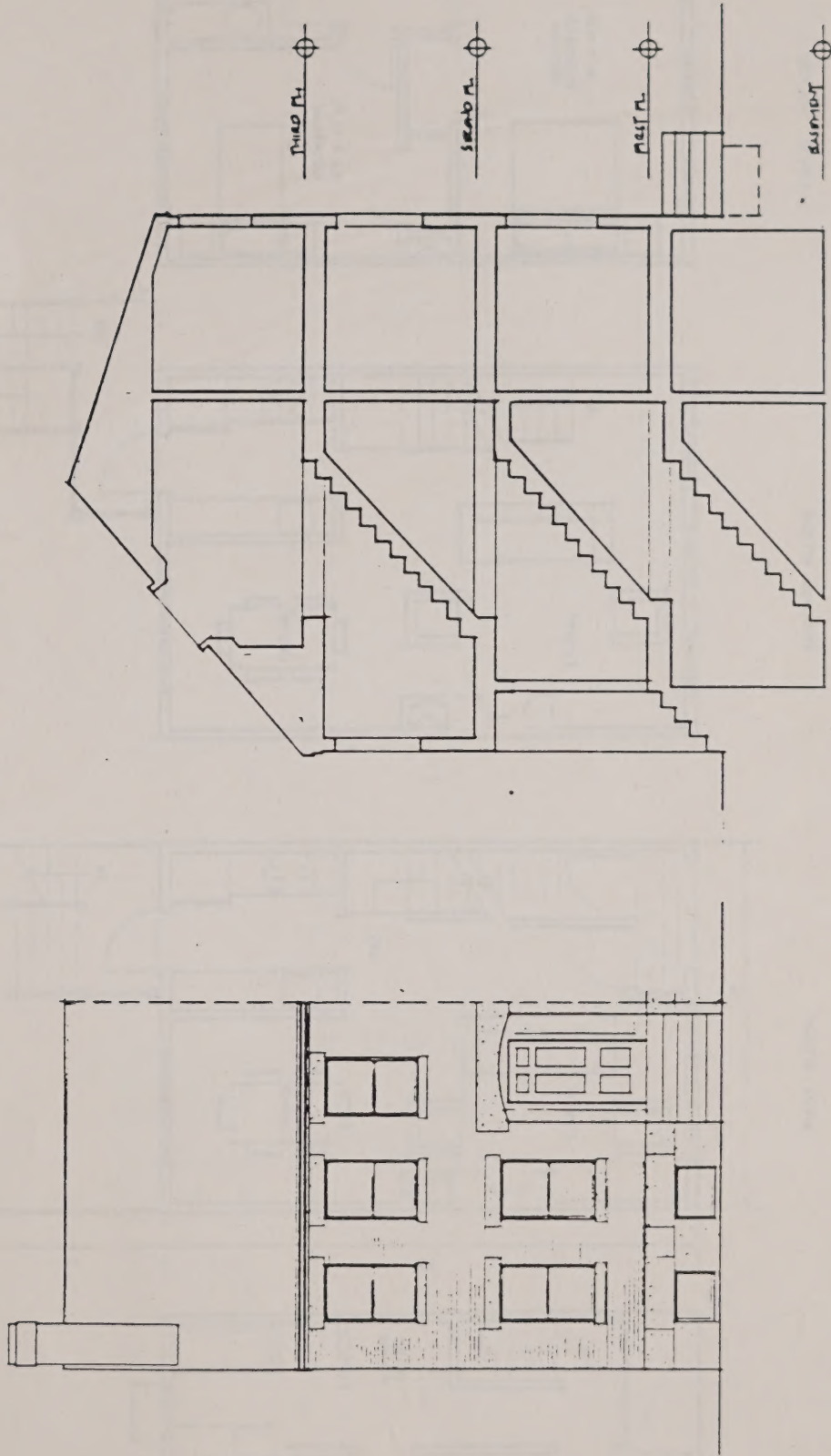


3 BEDROOM SINGLE FAMILY - PLANS

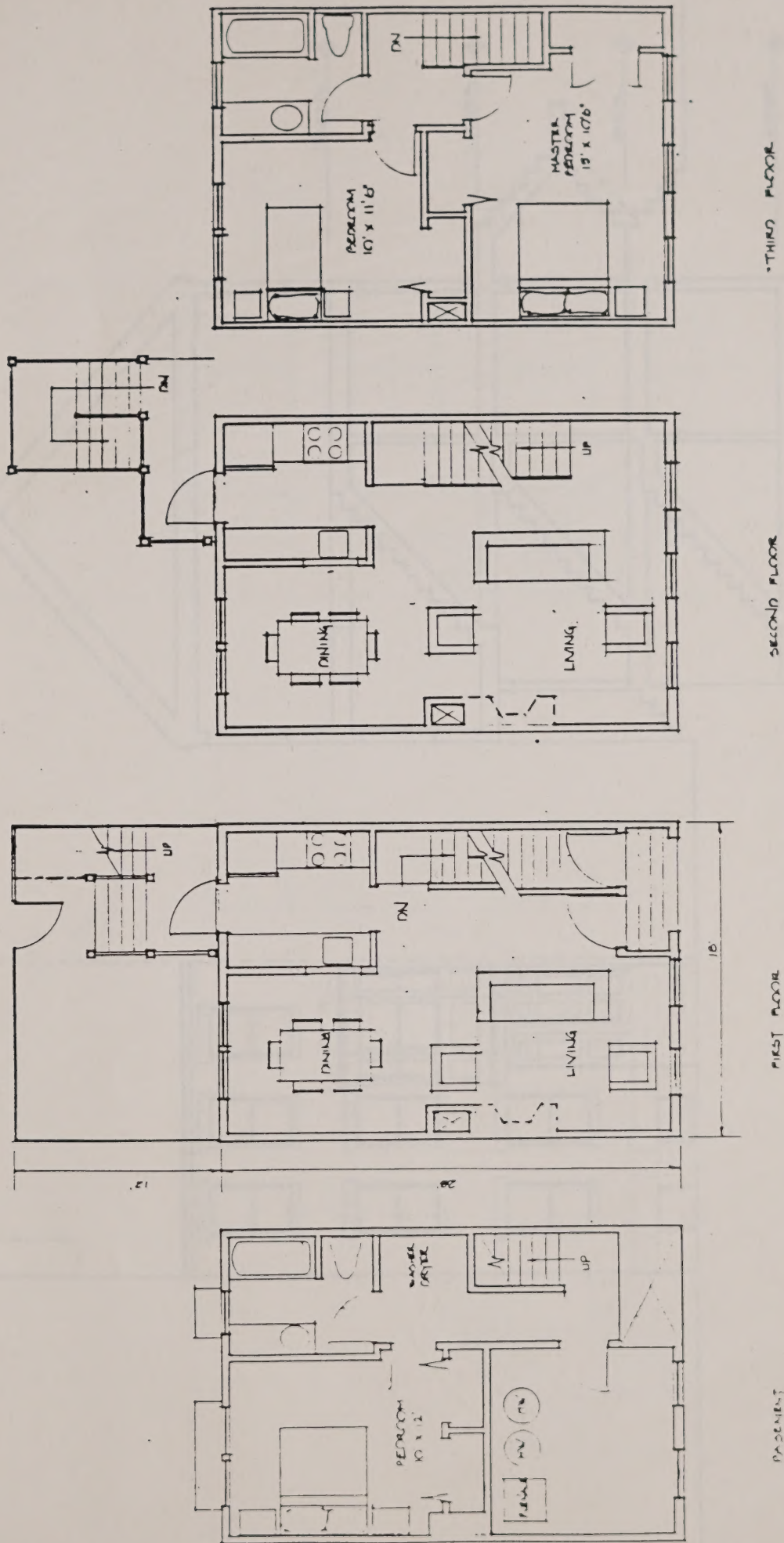
PROPOSAL FOR
PARCEL C-2A1



CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION



3 BEDROOM SINGLE FAMILY - ELEVATION AND SECTION



TWO FAMILY - PLANS

五

10



CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

PROPOSAL FOR PARCEL C-2A1

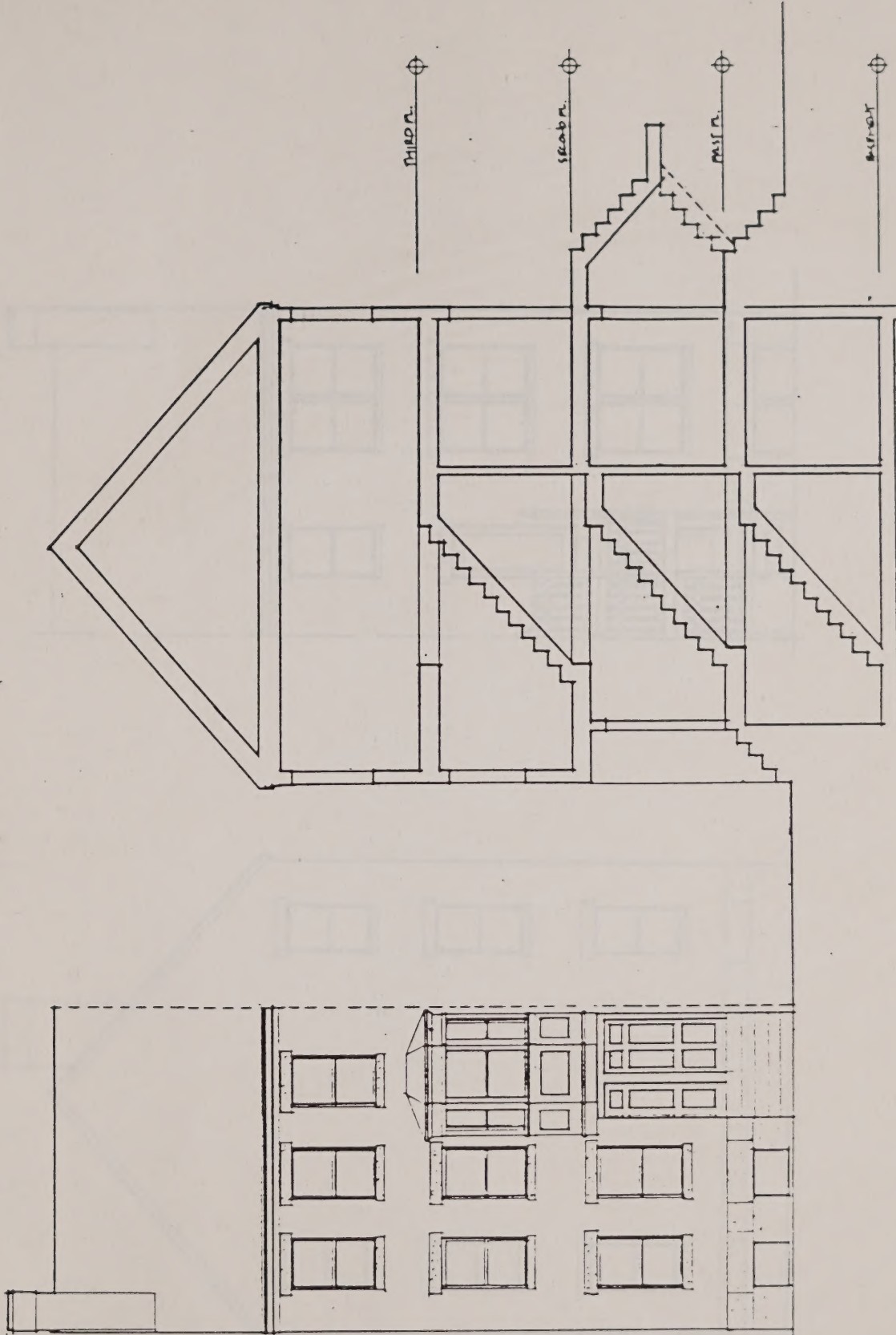
DATE RECEIVED: MAY 05 1975 02 30

1000

3

1991

100



TWO FAMILY - FRONT ELEVATION AND CROSS SECTION

DATE



11

PROPOSAL FOR
PARCEL C-2A1

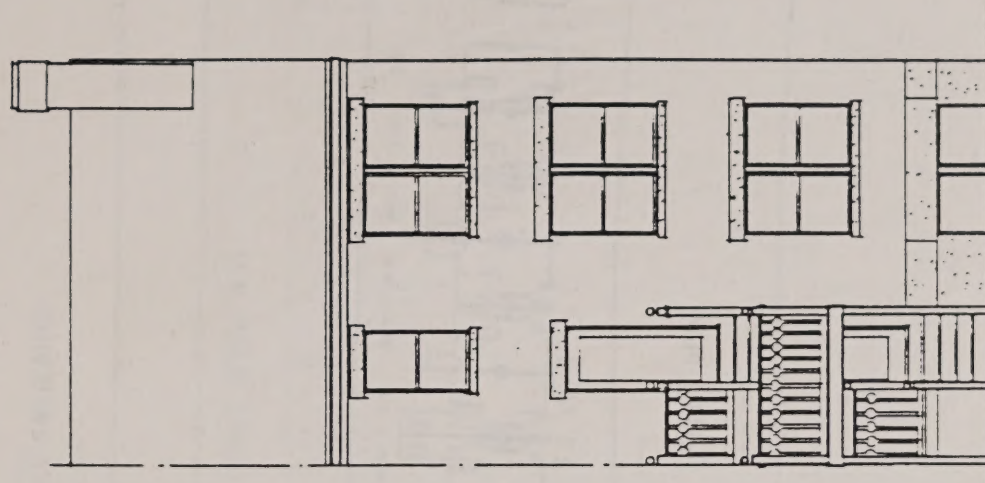
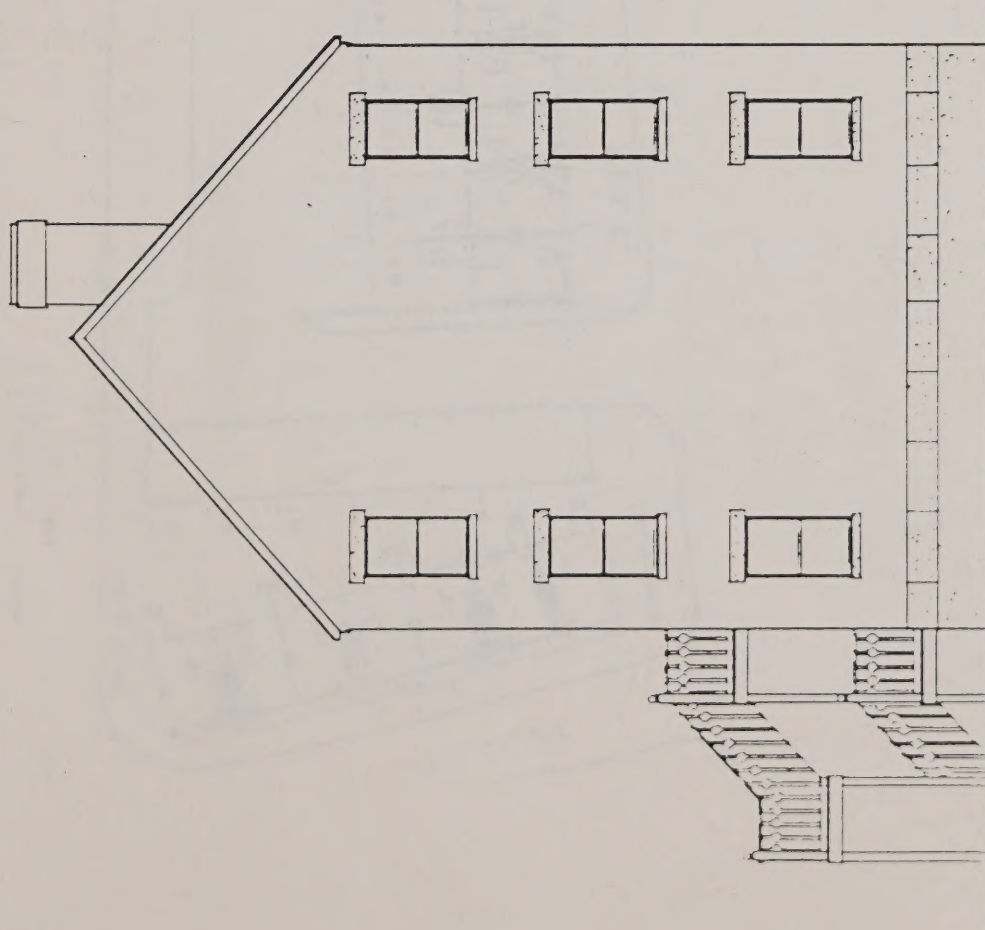
DIVISION OF MASSACHUSETTS

DATE

1/1/10

1/1/10

1/1/10



TWO FAMILY -- END AND REAR ELEVATIONS

DATE: 10/1/88
BY: [Signature]
CHECKED: [Signature]

10/1/88

PROPOSAL FOR
PARCEL C-2A1

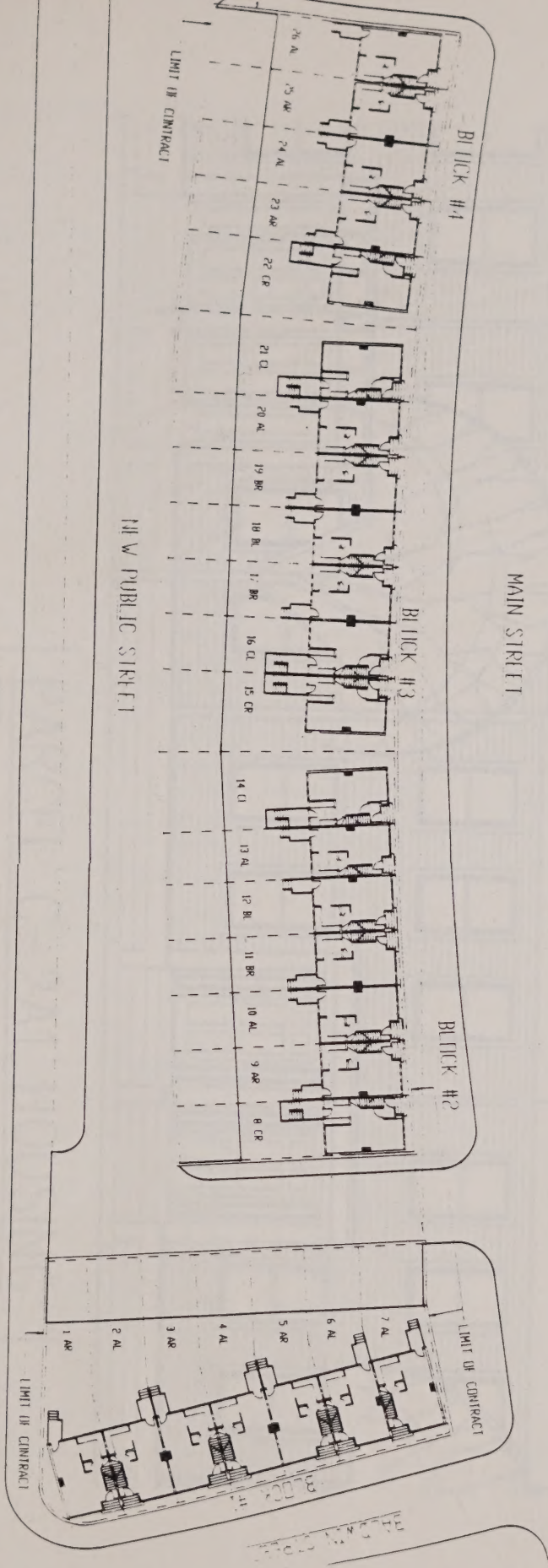
CHARLESTOWN, MASSACHUSETTS 02128

CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION



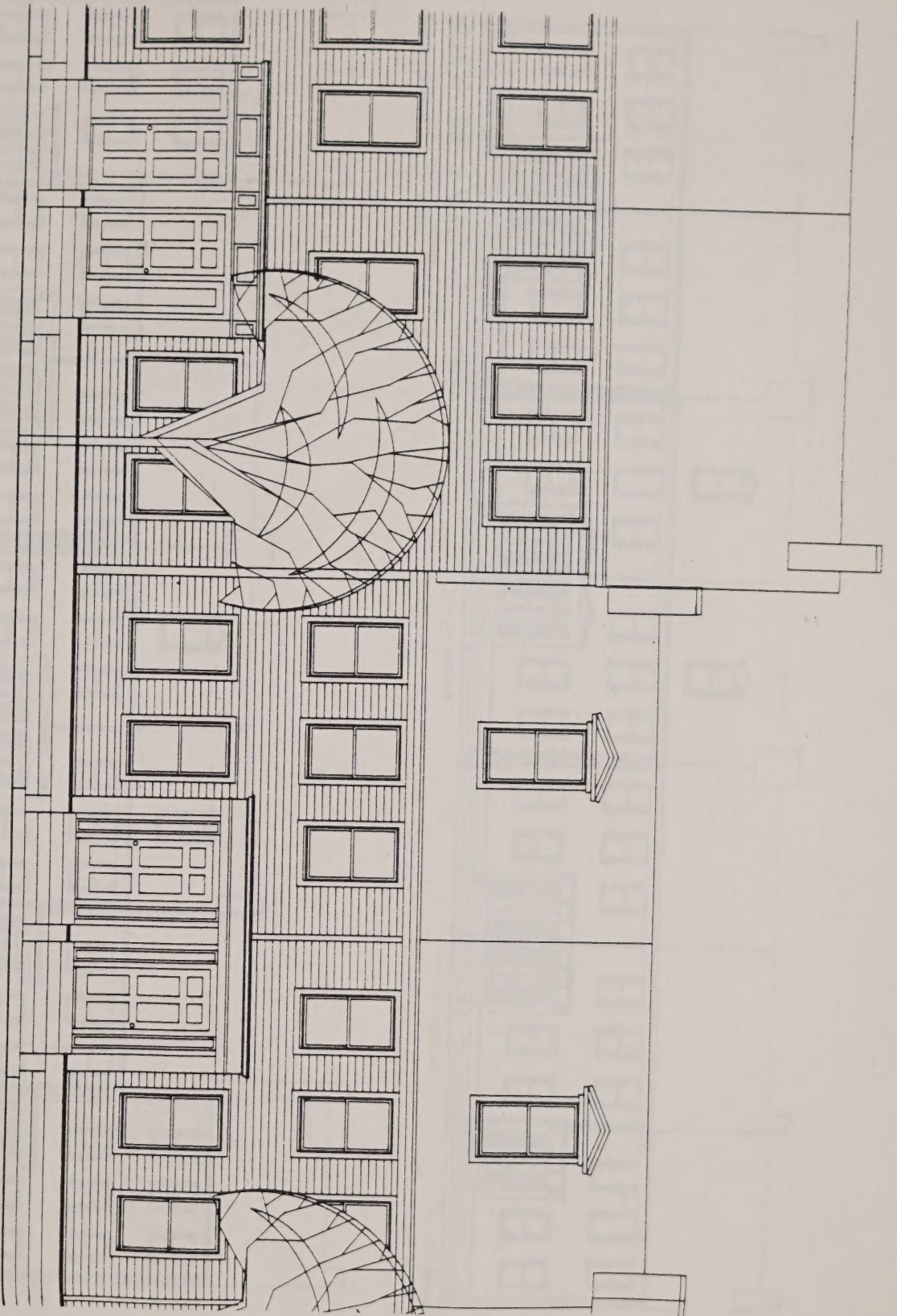
ONE 102

12



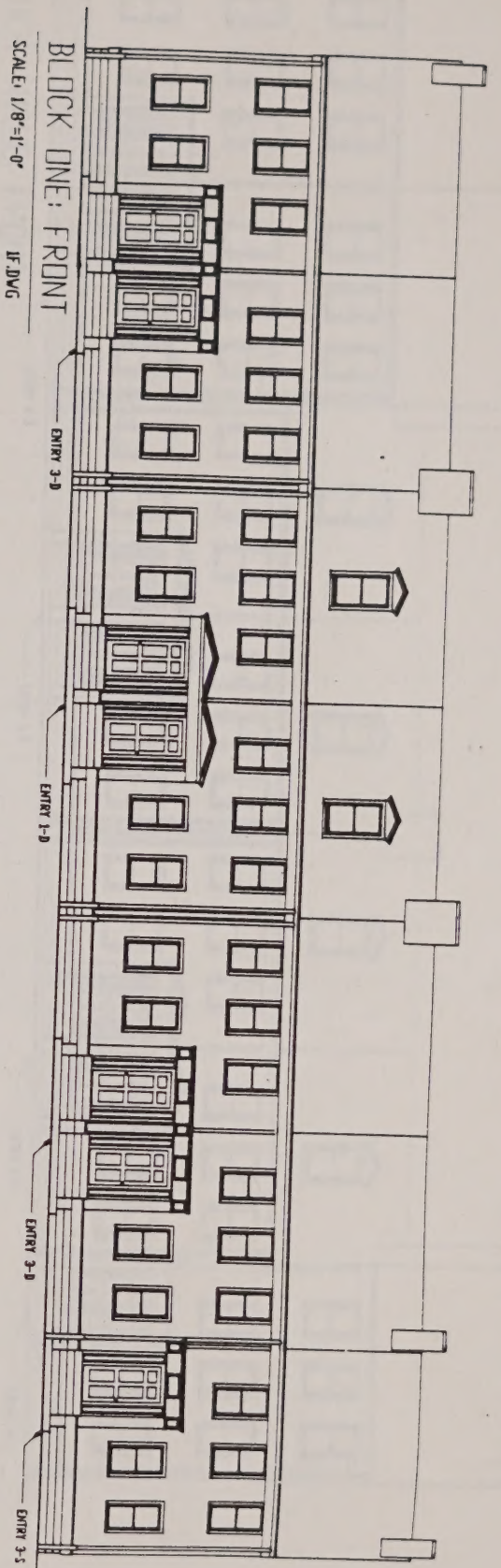
RUTH RIVERD AVENUE

1 SITE PLAN
SCALE: 1"=20' 0"
SHEADING



PARCEL C-2A1 HOUSING

DYNER
CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION
PU BOX 20
CHARLESTOWN, MASSACHUSETTS 02129



BLOCK THREE: FRONT

SCALE: 1/8"=1'-0"

3F.DWG

ENTRY 2-B

ENTRY 1-B

ENTRY 1-B

ENTRY 2-S

BLOCK FOUR: FRONT

SCALE: 1/8"=1'-0"

4F.DWG

ENTRY 2-S

ENTRY 3-B

ENTRY 3-B



St. Francis de Sales' Rectory

303 Bunker Hill Street

Charlestown, Mass. 02129

242-0147

January 26, 1987

On Historic
Bunker Hill

Thomas S. Cunha, President
Charlestown Economic Development Corporation
20 Devens Street
Charlestown, MA 02129

Dear Tom,

I am writing to give my enthusiastic support for the Charlestown Economic Development Corporation's proposal to build 33 individually owned townhouses on Parcel C-2A1, 18 of which will be affordable to moderate income families. I am all too aware of the problems young families face in their search for homeownership within our community. After having grown up in Charlestown, these young families are often forced to look elsewhere in order to own a home of their own, leaving behind family and friends. This housing is much needed in Charlestown.

The housing will blend in nicely with the Charlestown neighborhood and will not have the appearance of a "project". I am also glad to hear that this housing will not be condominiums and that each family will have a backyard and parking, for which they alone will be responsible.

I note that the Neighborhood Council has endorsed the EDC proposal and that additional support has come from many diverse groups within our community. This is testimony to the EDC's ability to bring our neighborhood together and achieve consensus.

Please accept my best wishes for the success of this effort.

Sincerely,

Reverend Daniel J. Mahoney, Pastor

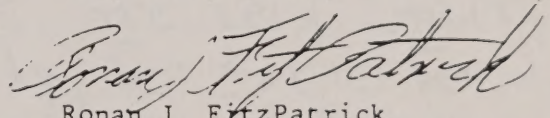
January 9, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Director Coyle:

Please be advised that the Charlestown Neighborhood Council at its January 8, 1987 meeting endorsed the Charlestown Economic Development Corporation as developer for Parcel 2C. This parcel is boarded by Main, Baldwin, Allen Streets and Rutherford Avenue. Additionally, the timeframe for obtaining financing and building permits should be one of reasonability.

Very truly yours,



Ronan J. FitzPatrick
Acting President
Charlestown Neighborhood
Council

XC: John Tobin

To: Boston Redevelopment Authority
Charlestown Economic Development Corporation

The Committee For Affordable Homes would like to Support the proposal submitted by the Charlestown Economic Development Corporation for Parcel C-2.

This Committee recognizes that of the three proposals presented, the proposal by EDC best addresses the needs for affordable homes in Charlestown.

The Committee also feels that the proposal by EDC Reflects, the very strong desire from this Community, for Single Family Homes as opposed to Condominium Style housing.

We urge the Boston Redevelopment Authority to accept the proposal by the Charlestown Economic Development Corporation for Parcel C-2.

Sincerely,

John F. [unclear]

President

Committee

for Affordable Housing



CHARLESTOWN PRESERVATION SOCIETY, INC.
P.O. Box 201, Charlestown, Mass. 02129

January 5, 1987

Robert L. Farrell, Chairman
Boston Redevelopment Authority
Parker, Colter, Daley, and White
1 Beacon Street
Boston MA 02108

Dear Mr. Farrell,

At the Charlestown Preservation Society's regular meeting on Sunday, December 7, 1986, a series of proposals for development of Parcel C-2A were presented. The purpose of the meeting was to give representatives of the four competing proposals an opportunity to address the CPS membership and to answer questions about their respective projects. The four development teams include: Rutherford Reality Trust, Patriots Row Limited Partnership, McCormack Development Corporation, and the Charlestown Economic Development Corporation. All four sought an endorsement from the Preservation Society.

Subsequent to the meeting, the trustees met to consider a recommendation for endorsement based on six criteria:

- How many units will be built, and at what size and mix?
- Who will own these units? Would they be apartments, condominiums, or individual houses?
- Is the proposed design compatible with the surrounding residential neighborhood in terms of size, setting, and materials?
- How does the project integrate with the commercial aspects of the area?
- How experienced is the project team?
- To what extent can the project team demonstrate that its proposal reflects the wishes and needs of the Charlestown community?

After discussion of these issues, the trustees voted to recommend that the CPS endorse the proposal submitted by the Charlestown Economic Development Corporation (EDC). An independent evaluation by the design review committee also supports this recommendation. It should be noted that of the trustees present, only six voted. The vote was unanimous. Four other trustees disqualified themselves from voting: John Tobin, Eric Philippi, Stephen Spinetto, and Dan Kovacevic.

We feel that the EDC's proposal is the most appropriate for the following reasons:

- While all the projects produce approximately the same number of units, the EDC proposal has substantially more in the affordable range (under \$80,000).
- The EDC project will result in individually owned and occupied houses, not condominiums.
- The EDC's design is most compatible with the existing wood frame and brick rowhouse character of the neighborhood.
- The EDC proposal successfully buffers the residential development from commercial traffic on Rutherford Avenue and, through a land swap with a commercial abutter, actually gains space on Main Street for additional houses.
- The EDC has successfully developed other properties in Charlestown including the Mary Colbert Apartments and the Charlestown Five Cent Saving Bank.
- The members of the EDC team are Charlestown residents who have actively sought out community opinion and used this as the basis for their proposal.

This recommendation was presented to the members in our January Newsletter, discussed at the regular meeting held on January 4th, and voted in the affirmative.

In sum, the trustees and members of the Charlestown Preservation Society strongly recommend the proposal which the EDC has submitted for Parcel C-2A. We urge the BRA to designate the EDC as developers so that this project can get underway.

Submitted on behalf of the Charlestown Preservation Society:

James W. Bradley *Deborah Peruzzi*
Allice L. Bradley *Virginia Casey Leonard*
Kathryn Downing *Gnette Pease*

cc: Joseph J. Walsh, Vice Chairman
James K. Flaherty, Treasurer
Clarence J. Jones
Michael F. Donlan, Esq.
Kane Simonian, Secretary
Stephen Coyle
Larry Brophy

Mutual Bank

Charlestown Economic Development Corporation
C/O Krapf Associates
179 South Street
Boston, MA 02111

February 13, 1987

RE: Mass Project R-55, Charlestown

Dear Ms. Krapf:

We are pleased to advise you that your proposal for a mortgage loan on the Property was approved by the Bank's Board of Investment. Upon review of the transaction with Bank counsel, a full commitment letter will be issued expanding on the following general terms:

BORROWER: Charlestown Economic Development Corp.

LOAN AMOUNT: \$3,287,100

TERM TO MATURITY: Twelve (12) months; Interest only

INTEREST RATE: The Loan shall bear interest at a fixed rate of nine and one half (9 1/2%) percent during the term of the loan.

ORIGINATION FEE: An origination fee of one and one half (1 1/2%) percent of the loan amount will be due at closing.

PURPOSE OF LOAN: Acquisition, development and construction of 33 townhouses and six 2-family dwellings for sale as both affordable housing and market priced.

COUSNEL: Disbursement of the loan proceeds is conditioned on the prior approval of all documents by the Bank's counsel.

Charles J. Golebski
President
Mutual Bank
179 South Street
Boston, MA 02111

Page 1 of 1

Enclosure

Very truly yours,

THE FLATLEY COMPANY

Fifty Braintree Hill Office Park • Braintree, Massachusetts 02184 • 617/848-2000

Mark A. Donovan
Vice President
Real Estate Development

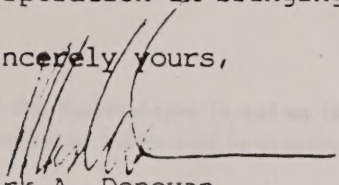
January 15, 1987

To Whom It May Concern:

This will confirm that The Flatley Company has agreed to contribute consulting services to the Charlestown Economic Development Corporation in connection with their proposal for the redevelopment of parcel C-2A1 in Charlestown in order to assist them in the financing, development, construction and marketing of the proposed redevelopment.

We have reviewed the proposal which calls for the construction of 39 units of housing along Main Street almost directly across from our Schrafft Center. We believe that it will be an asset to the area and look forward to working with the Charlestown Economic Development Corporation in bringing this proposal to fruition.

Sincerely yours,



Mark A. Donovan

MAD/vmm

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

Charlestown Economic Development Corporation

b. Address and ZIP Code of Redeveloper:

20 Devens Street Charlestown, MA 02129

c. IRS Number of Redeveloper:

04-2704682

Mailing Address:

P.O. Box 20

Charlestown, MA 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

Charlestown Urban Renewal Area

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston

Massachusetts

, State of _____
is described as follows²Parcel C-2A1, between Main Street and Rutherford Avenue
in Charlestown3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

1978

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Thomas S. Cunha
Joseph Foley
Other Trustees:
Carol Bratley
David P. Dow
James Hall

President/Treasurer
Secretary

Dan Kovacevic
Peter Looney
Eric Philippi
Rose Woods

Please note: See page 43 for addresses and status of the Board of Trustees.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NONE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 3,508,121
- b. Cost per dwelling unit of any residential redevelopment. \$ 89,952
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
2 Bedroom Townhouse - market	\$	131,600*
2 Bedroom Townhouse - affordable		60,755
3 Bedroom Townhouse - affordable		74,600
2 Family Townhouse - market		187,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Parking is included in the sales price of each townhouse.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators, electric range, garbage disposals, dishwashers, washer/dryer hook-up.

CERTIFICATION

I (We)¹ Charlestown Economic Development Corporation

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: November 2, 1986

November 2, 1986
Dated:

[Signature]

Secretary
Title

[Signature]

President
Title

84 Barlett Street Charlestown
Address and ZIP Code 02129

427 Bunker Hill Street Charlestown
Address and ZIP Code 02129

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

